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UMATILLA COUNTY CLERK
94 MAY 11 A 11:35

UMATILLA COUNTY, OREGON
ORDINANCE # 94-07

CO-ADOPTING THE CITY OF ADAMS ORDINANCE #175, AMENDING THE CITY'S COMPREHENSIVE PLAN AND ZONING MAPS SO THE CITY LIMITS AND URBAN GROWTH BOUNDARY LINES ARE THE SAME; AND CLARIFYING LANGUAGE IN THE CITY ZONING ORDINANCE.

WHEREAS, The City of Adams adopted Ordinance #175 on January 10, 1994, amending the City Urban Growth Boundary, Zoning Maps and Zoning Ordinance; and

WHEREAS, The City has requested the County co-adopt this Ordinance; and

WHEREAS, The Umatilla County Planning Commission reviewed the Ordinance on April 14, 1994, and recommended unanimously that Ordinance #175 be co-adopted; and

WHEREAS, The County Board of Commissioners held a duly-advertised public hearing on May 5, 1994, at which time no opposition was raised; and

WHEREAS, Immediately following their hearing, the Board of Commissioners voted to co-adopt the City of Adams Ordinance #175.

NOW THEREFORE, be it ordained that the attached City of Adams Ordinance #175 is hereby co-adopted for the Adams Urban Growth Area, as an amendment to the City's Comprehensive Plan and Zoning Ordinance, which are already co-adopted.

BE IT ALSO ORDAINED that an "emergency" exists in order for these amendments to be applicable immediately, so as to conform to the City's action of January 10, 1994.

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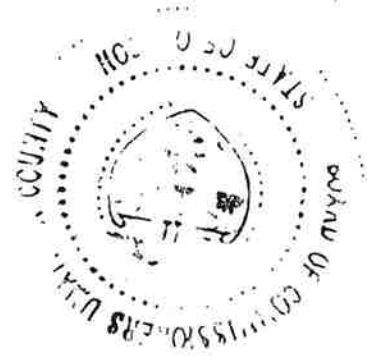
SIGNED this 11th day of May, 1994.

UMATILLA COUNTY BOARD OF COMMISSIONERS

William S. Hansell
William S. Hansell, Chairman

Glenn Youngman
Glenn Youngman, Vice-Chairman

Emile M. Holeman
Emile Holeman, Commissioner



ATTEST:

Gerrie McNaught Deputy
Thomas L. Groat, County Clerk

ATTACHMENT: City of Adams Ordinance #175



CITY OF ADAMS
UMATILLA COUNTY, OREGON

ORDINANCE #175

AN ORDINANCE AMENDING THE CITY OF ADAMS URBAN GROWTH AREA BOUNDARY; AMENDING SUBSECTION 2.100(2.104) OF ARTICLE 2 AND SUBSECTION 3.40(3.42) OF ARTICLE 3 OF THE ZONING ORDINANCE. THE CITY OF ADAMS DOES ORDAIN AS FOLLOWS:

NATURE OF THE APPLICATION

The City of Adams requests that the Urban Growth Boundary be amended and that subsection 2.100(2.104) of article 2 and subsection 3.40(3.42) of article 3 of the zoning ordinance be amended.

1. The City of Adams is asking that the Urban Growth Boundary be expanded to the city limits.

2. SECTION 2.100 FLOODWAY ZONE (PERMANENT OPEN SPACE),

Subsection 2.104 PROHIBITED DEVELOPMENT states:

(3). Channel or floodway blockage.

The city wishes it to say:

(3). Any potential channel or floodway blockage.

3. SECTION 3.40 UTILITIES

Subsection 3.42 MUNICIPAL WATER SERVICE, states:

All new developments, except as otherwise provided, shall connect up with the city water system in a fashion approved by the city public works official, prior to occupancy.

The City of Adams wishes it to say:

All new developments shall connect up with the city water system and in a fashion approved by the city public works officials prior to occupancy.

RELEVANT FACTS

1. The City of Adams feels that having the city limits and UGB as one and the same will allow for more consistent growth and development over the next twenty (20) years.

2. Greater ease in planning and providing water and other infrastructures would result with identical placement of both city limits and UGB.

RELEVANT CRITERIA

State Planning Goal #14 requires that any change in an urban growth boundary must be based upon consideration of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
2. Need for housing, employment opportunities, and livability;
3. Orderly and economic provision for public facilities and services;
4. Maximum efficiency of land uses within and on the fringe of the existing urban area;
5. Environmental, energy, economic and social consequences;
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and
7. Compatibility of the proposed urban uses with nearby agricultural activities.

FINDINGS

The City Council finds:

1. Because of DEQ requiring larger area for septic services, the new Urban Growth Boundary line would give the city greater flexibility with what is within the city limits and still keep the slow to moderate growth rate.
2. Because of the new fertilizer plant and other employment opportunities in the nearby towns, there is a need for housing and industries.
3. Because the city is planning to up-grade their water distribution system, inclusion of the entire town and new Urban Growth Boundary would decrease overall cost.
4. This proposal does not promote urban development outside the city limits because the request occurs within the city limits.
5. Changing the urban growth boundary would not adversely effect the current use of any property within the city because the current use is similar to uses permitted and already existing in the City of Adams, and, there are no plans to change existing uses.

6. The subject area qualified for inclusion in the Urban Growth Boundary when the Comprehensive Plan was acknowledged in 1978, because it had direct access to public facilities and services. However the subject area was placed outside the Urban Growth Boundary because of the planning practices in existent at the time.

7. Existing farming practices on nearby lands would not be affected by the addition of the subject property to the Urban Growth Boundary.

CONCLUSIONS

1. The request is consistent with the Comprehensive plan polices and objectives, as approval of the request will place the Urban Growth Boundary at the city limits boundary, meeting the needs of the city for any future expansion and growth for the next twenty (20) years without the need for redesigning for additional infrastructures.

2. The request satisfies the criteria listed in State Planning Goal #14.